

**JEFFERSON COUNTY HIGHWAY COMMITTEE
INFRASTRUCTURE COMMITTEE
LAND & WATER CONSERVATION COMMITTEE
JOINT MEETING MINUTES**

Tuesday, January 24, 2012

The Jefferson County Highway Committee, Infrastructure Committee, and Land & Water Conservation Committee met on Tuesday, January 24, 2012, at 8:30 A.M. for a joint meeting at the Jefferson County Courthouse, Room 205.

ROLL OF THE HIGHWAY & INFRASTRUCTURE & LAND & WATER COMMITTEES:

Members present: Ron Buchanan; George Jaeckel; Craig Peterson; Blane Poulson; Glen Borland-
Excused: Donald Reese; Richard Jones; Mary Delany; Rick Kuhlman; Jim Schroeder;
Mike Burow; Walt Christensen; Ed Morse; Carlton Zentner; Scott Zimmerman

Also Present: William Kern, Highway Commissioner
Gary Petre, County Administrator
John Molinaro, County Board Chairperson
Brian Udovich, Highway Department
Ann Jenswold, Highway Department
David Wagner, Ehlers & Associates
Dawn Gunderson, Ehlers & Associates
Matt Wolfert, Bray Architects
Nathan Stark, Bray Architects
James Braughler, County Board Supervisor
Jim Mode, County Board Supervisor
Phil Ristow, Corporation Counsel
Mark Watkins, Land and Water Conservation Director
Karyn Spory, Daily Jefferson County Union

Purpose of the meeting was to hear presentations from Ehlers & Associates regarding analysis of opportunity costs, and Bray Architects regarding plans and related cost estimates for a main facility location.

PUBLIC COMMENT

- None

HIGHWAY & INFRASTRUCTURE COMMITTEE MINUTES: The minutes from the October 4, 2011 Highway Committee and Infrastructure Committee joint meeting, having been distributed in advance, it was moved by Mr. Reese and seconded by Mr. Buchanan to approve the minutes as printed. Motion Carried.

8. Presentation by Ehlers & Associates of an analysis of opportunity costs for the use of the Highway Department's current Puerner Street location and also vacant county-owned land.

David Wagner, Ehlers & Associates, presented building site alternatives, evaluating building on C-1 or C-2 versus building on the Puerner Street site.

Building on C-1 or C-2 (County Farm Land) showed potential lost land revenue of \$1,104,600.00, based upon comparable land for HWY 26 bypass and sale of 40 acres at \$27,615.00/acre. The potential lost taxable property value of \$24,000,000.00 was based on 40 acres at \$4,000.00/acre with housing units of \$200,000.00 per unit built over a period of 20 years. The potential loss of property tax revenue, based on 1% appreciation and a County tax rate of \$3.95/thousand over 20 years was \$1,131,347.00. A 20 year farm rental amount of \$235,887.00 was also stated as an offset to the above. The 20 year lost opportunity on this land was stated as \$2,000,060.00.

Building on the Puerner Street Site showed potential lost land revenue of \$600,000.00 (net of demo) per Barrientos Report. The potential lost property value of \$700,000.00 was based on a redevelopment plan by the City of Jefferson showing 38 condo units and 8 duplex units at \$200,000.00 per unit built over a 5 year period. The potential loss of property tax revenue, based on 1% appreciation and a County tax rate of \$3.95/thousand was \$177,407.00 over 4 years of collection based upon build-out assumptions. The 20 year lost opportunity on this land was stated as \$777,407.00. An illustration for Puerner Street Site with no TID: 20 year lost opportunity of \$1,240,401.00.

9. Presentation by Bray Architects on plans and related cost estimates to use the Highway Department's current Puerner Street location or other industrial sites that would meet the needs for a Highway Department main facility location.

Matt Wolfert and Nathan Stark, Bray Architects, gave a presentation based on a 3-phased study approach to a Highway Department Facility. Phase I reviewed the Highway Department's existing building use and yard operations and generated a current and emerging need space program. Phase II evaluated the existing building and yard deficiencies in meeting the needs identified in Phase I. Phase III generated an extensive list of potential development options on each of the candidate sites and related costs; enabling the county to make an informed decision on the most appropriate path for the future facility.

Matt and Nathan reviewed the six sites: Site A – Junction Road; Site B-1 – Puerner Street New; Site B-2 – Puerner Street Remodel; Site C – County Farm; Site E – Briggs & Stratton; Site F – Schweiger Furniture, stating positives and challenges to each site.

The final recommendation from Bray Architects was to proceed with acquisition of one of two new sites under consideration – Site A – Junction Road or Site C – County Farm. Considerations to think of are having detailed conversation related to utility extensions cost needs to occur for sites A and C; discussion with Site A land owner to determine interest in sale; further evaluation of Site C master plan to determine suitability of Highway Department use and final location of 40 acre parcel; and commitment to further exploration of two new sites allows County to proceed with more detailed analysis.

Bray Architects stated the next steps would be for a Joint Committee recommendation to County Board to pursue 1 of 2 new sites for the Highway Department main facility; direction to staff to further investigate availability and cost of Junction Road site; issue architectural/engineering request for

proposal for design of new facility and site; and develop a project schedule of meet 2013 budget cycle with a target bid timeframe of late 4th quarter 2012/early 1st quarter 2013.

10. Discussion and possible action on information presented by the consultants in the previous two agenda items.

A motion was made by Highway Committee Chairman, Mr. Buchanan, and seconded by Mr. Peterson to narrow down the main facility location to two sites, Site A – Junction Road and Site C – County Farm, and eliminate all other sites. Ayes: Buchanan, Peterson. Noes: Poulson, Jaeckel. Motion failed.

A motion was made by Land and Water Conservation Committee Chairman, Mr. Burow, and seconded by Mr. Zentner to keep all sites and options open for selection. Ayes: Burow, Zentner, Christensen. Noes: Zimmerman. Abstain: Morse. Motion passed.

A motion was made by Infrastructure Committee Chairman, Mr. Reese, and seconded by Mr. Kuhlman to eliminate the Puerner Street Site – B, Briggs & Stratton Site – E, and Schweiger Furniture Site - F, and retain Site A – Junction Road and Site C – County Farm. Ayes: Reese, Kuhlman, Delany, Jones, Schroeder. Noes: None. Motion passed.

An amendment to the Infrastructure Committee motion was made by Mr. Schroeder, and seconded by Mr. Kuhlman to accept the motion made, in addition to proceeding with Bray Architects Considerations/Rationale details as stated during the presentation and listed on the final pages of the presentation handout. Ayes: Reese, Kuhlman, Delany, Jones, Schroeder. Noes: None. Motion passed.

The original motion, as amended, by the Infrastructure Committee was passed with a 5-0 vote.

Resolutions to those motions passed will be forwarded from the Committees to County Board.

11. Discussion and possible action on a site location for a new Highway Department satellite facility.

Highway Commissioner Kern updated the Committees on the satellite location in Lake Mills by STH 89 and Interstate 94. The pursuit to acquire land in that area continues, and the deadline is approaching soon for the plans to be incorporated with the State of Wisconsin DOT plans. No Motion.

12. Set next joint meeting date and possible agenda items.

There was no future meeting date set at this time.

It was moved by Mr. Reese and seconded by Mr. Buchanan to adjourn at 10:30 a.m.
Motion Carried.

Approval: _____
